

011.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,118,600 / 1,118,600

USE VALUE:

1,118,600 / 1,118,600

ASSESSED:

1,118,600 / 1,118,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		LOMBARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRADLEY WILLIAM F
Owner 2:	ALBERT RACHEL N
Owner 3:	

Street 1: 19 LOMBARD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ZERIGIAN ALAN -

Owner 2: -

Street 1: 19 LOMBARD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,750 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 2884 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6750		Sq. Ft.	Site		0	90.	0.92	10									560,249						560,200	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
101		6750.000	555,000	3,400		560,200	1,118,600				9109
Total Card		0.155	555,000	3,400		560,200	1,118,600	Entered Lot Size			GIS Ref
Total Parcel		0.155	555,000	3,400		560,200	1,118,600	Total Land:			GIS Ref
Source:	Market Adj Cost			Total Value per SQ unit /Card:		387.82	/Parcel: 387.8	Land Unit Type:			Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	506,200	3400	6,750.	560,300	1,069,900	1,069,900	Year End Roll	12/18/2019
2019	101	FV	383,900	3400	6,750.	591,400	978,700	978,700	Year End Roll	1/3/2019
2018	101	FV	383,900	3400	6,750.	435,800	823,100	823,100	Year End Roll	12/20/2017
2017	101	FV	383,900	3400	6,750.	417,100	804,400	804,400	Year End Roll	1/3/2017
2016	101	FV	383,900	3400	6,750.	386,000	773,300	773,300	Year End	1/4/2016
2015	101	FV	374,800	3400	6,750.	323,700	701,900	701,900	Year End Roll	12/11/2014
2014	101	FV	374,800	3400	6,750.	316,200	694,400	694,400	Year End Roll	12/16/2013
2013	101	FV	374,800	3400	6,750.	301,300	679,500	679,500		12/13/2012

Parcel ID 011.0-0005-0003.0

!1028!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZERIGIAN ALAN,	56926-301		5/31/2011	Change>Sale	645,000	No	No		
ZERIGIAN EVELY	56354-453		1/26/2011	Family		1	No	No	Evelyn Zerigian dod 4/5/2011
	13286-283		9/1/1977		45,000	No	No	Y	

PAT ACCT.

1028

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/28/2018	1799	Redo Kit	62,000	C					5/27/2020	Permit Visit	DGM	D Mann
4/14/2017	420	Solar Pa	2,500	C					2/17/2018	MEAS&NOTICE	KB	Kevin B
12/10/2013	1795	Redo Bat	13,500	C					5/15/2014	External Ins	PC	PHIL C
9/2/2011	1078	Heat App	18,000					NEW HTG & A/C SYST	2/4/2014	Info Fm Prmt	EMK	Ellen K
8/2/2011	783	Add Bath	40,500					NEW MBATH&REDO BMT	6/1/2012	Measured	JBS	JOHN S
6/14/2011	582	Heat App	19,500					STRUCTURAL/INSULAT	4/17/2012	Info Fm Prmt	BR	B Rossignol
5/13/2009	340	Siding	2,300						5/14/2009	Measured	372	PATRIOT
9/10/2002	743	Re-Roof	6,000	C					11/11/2008	Meas/Inspect	336	PATRIOT
									10/25/1999	Inspected	267	PATRIOT

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____

_____/_____/____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH																																																																																																					
Type:	6 - Colonial	Full Bath:	1	Rating:	Very Good																																																																																																						
Sty Ht:	2A - 2 Sty +Attic	A Bath:		Rating:																																																																																																							
(Liv) Units:	1	3/4 Bath:	1	Rating:	Very Good																																																																																																						
Foundation:	3 - BrickorStone	A 3QBth:		Rating:																																																																																																							
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Very Good																																																																																																						
Prime Wall:	4 - Vinyl	A HBth:		Rating:																																																																																																							
Sec Wall:		OthrFix:		Rating:																																																																																																							
Roof Struct:	3 - Gambrel	OTHER FEATURES																																																																																																									
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Very Good																																																																																																						
Color:	WHITE	A Kits:		Rating:																																																																																																							
View / Desir:		Frpl:	1	Rating:	Good																																																																																																						
GENERAL INFORMATION		WSFlue:		Rating:																																																																																																							
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Lump Sum Adj:																																																																																																											
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		Functional:			%																																																																																																						
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INTERIOR INFORMATION

Avg Ht/FL:	STD	Phys Cond.	Gv	+ Good-VC	10.
Prim Int Wall	2 - Plaster	Functional:			
Sec Int Wall:		Economic:			
Partition:	T - Typical	Special:			
Prim Floors:	3 - Hardwood	Override:			
Sec Floors:	%	Total:			10.8

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.16644001
Const Adj.:	1.01989794
Adj \$ / SQ:	148.706
Other Features:	109791
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622165
Depreciation:	67194
Depreciated Total:	554971

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	179.93	
Special Features:	0	Val/Su Net:	150.61	
Final Total:	555000	Val/Su SzAd	272.98	

MOBILE HOME

Make:

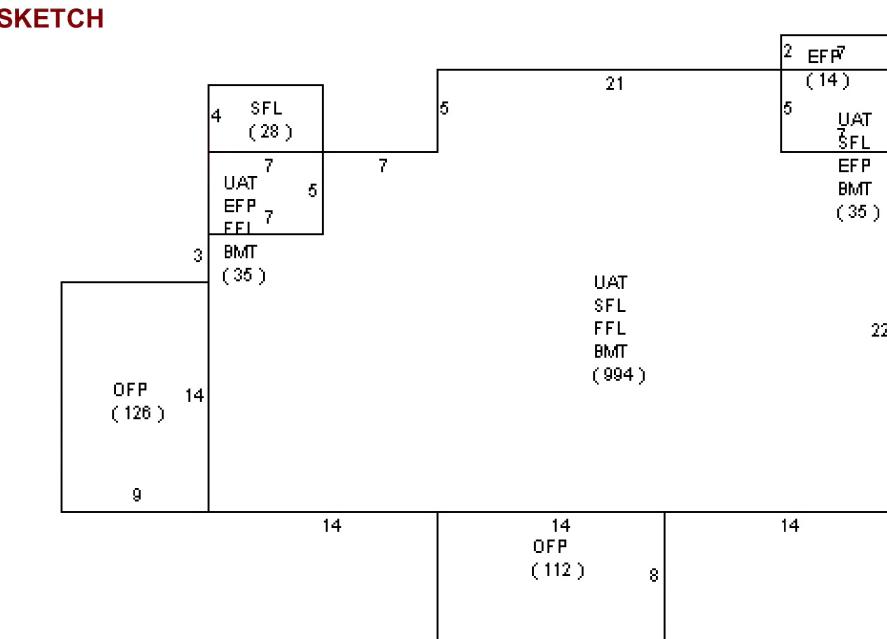
odel:

rial #:

PARCEL ID 011.0-0005-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1925	26.57	T	40	101			3,400			3,400



SUB AREA

Code		Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement		1,064	69.710	74,167	BMT	100	AFB		75 A	
FFL	First Floor		1,029	148.710	153,019	SFL	95				
SFL	Second Floor		1,004	148.710	149,323	UAT	100	FLA		20 F	
UAT	Upper Attic		266	64.240	17,088						
OFP	Open Porch		238	23.900	5,688						
EFP	Enclos Porch		84	60.820	5,109						
Net Sketched Area:		3,685	Total:		404,394						
Size Ad	2033.1499	Gross Are	4536	FinArea	2884						

SUB AREA DETAIL

